

**SUMMARY OF FINAL ACTIONS
BY
BOARD OF COUNTY COMMISSIONERS**

**BEACON LAKES DEVELOPMENT OF REGIONAL IMPACT (DRI) AMENDMENT
TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
FOR MIAMI-DADE COUNTY
(Ordinance No. 08-93; July 17, 2008)**

**Prepared by the
Miami-Dade County Department of Planning and Zoning
111 NW 1st Street, Suite 1110
Miami, Florida 33128-1972**

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INTRODUCTION

This report presents the Beacon Lakes DRI amendment to the Comprehensive Development Master Plan (CDMP) that was adopted by the Miami-Dade County Board of County Commissioners on July 17, 2008 (Ordinance No. 08-93).

Summary of Actions

Included in the document is a section entitled "Summary of Actions by Board of County Commissioners on the Beacon Lakes DRI Amendment to the CDMP" which lists the final actions taken by the Board of County Commissioners on the application.

In the section entitled "Adopted Application to Amend the CDMP" is a description of the land use amendment and a map depicting the amendment to the Adopted 2015-2025 Land Use Plan (LUP) map.

Replacement Pages for the CDMP Adopted Components Report

This section of the report contains pages to be inserted into the CDMP Adopted Components Reports as replacements for those pages that were amended by the adoption of the Beacon Lakes DRI application to amend the CDMP. These pages, which amend the Land Use Element of the CDMP, are provided for insertion into the aforementioned CDMP elements as contained in the Adopted Components of the CDMP. The pages are annotated with the date of the amendment and Ordinance number in the lower right corner of the page.

Schedule Of Activities
Miami Metrozoo DRI Amendment to the CDMP

Application And Initial Recommendation, Beacon Lakes Application To Amend The Miami-Dade County Comprehensive Development Master Plan Report, Released by DP&Z	November 21, 2007
Community Council(s) Public Hearing(s)	December 7, 2007 Country Club of Miami Community Council 5 Country Club Middle School, Media Center 18305 NW 75 th Place
Planning Advisory Board (PAB), Acting as Local Planning Agency (LPA), Hearing to Formulate Recommendation Regarding Adoption and Transmittal of Amendment to Florida Department of Community Affairs (DCA)	December 10, 2007 County Commission Chamber 111 NW 1st Street
Board of County Commissioners' Public Hearing and Action on Adoption and Transmittal of Amendment to DCA	December 20, 2007 County Commission Chamber 111 NW 1 Street
Transmittal of Application to DCA for review	January 9, 2008
Receipt of DCA's Objections, Recommendations and Comments (ORC) report	March 10, 2008 (Approximately 75 days after transmittal)
Public Hearing and Final Recommendations by the Planning Advisory Board/LPA	May 5, 2008
Public Hearing and Final Action on Applications by the Board of County Commissioners	July 17, 2008

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**SUMMARY OF ACTIONS
BY BOARD OF COUNTY COMMISSIONERS
ON BEACON LAKES DRI AMENDMENT TO THE CDMP
(Ordinance No. 08-93, July 17, 2008)**

Application	Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
Beacon Lakes DRI/CDMP Amendment	<p>AMB Codina Beacon Lakes, LLC (Joseph G. Goldstein, Esq.)</p> <p>Generally located at the northeast corner of NW 137 Avenue and SR 836 extension, within the Beacon Lakes DRI. <i>(Originally was ±48 acres but was revised to 45.59 net acres by survey dated February 20, 2008.)</i></p> <p>From: Restricted Industrial and Office To: Business and Office</p>	<p>Adopt with Change and Acceptance of the Proffered Declaration of Restrictions prohibiting residential use, except for hotel and motel use.</p>

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**ADOPTED APPLICATION TO AMEND THE CDMP
(Ordinance No. 08-93, July 17, 2008)**

BEACON LAKES DRI AMENDMENT TO THE CDMP
ADOPTED BY BOARD OF COUNTY COMMISSIONERS JULY 17, 2008

Applicant	Applicant's Representative
AMB Codina Beacon Lakes, LLC a Delaware Liability Company 355 Alhambra Circle, Suite 900 Coral Gables, FL 33134	Joseph G. Goldstein, Esq. Holland & Knight, LLP 701 Brickell Avenue, Suite 3000 Miami, FL 33131 305-789-7782; 305-789-7799 (fax)

Requested Amendment to the Land Use Plan Map

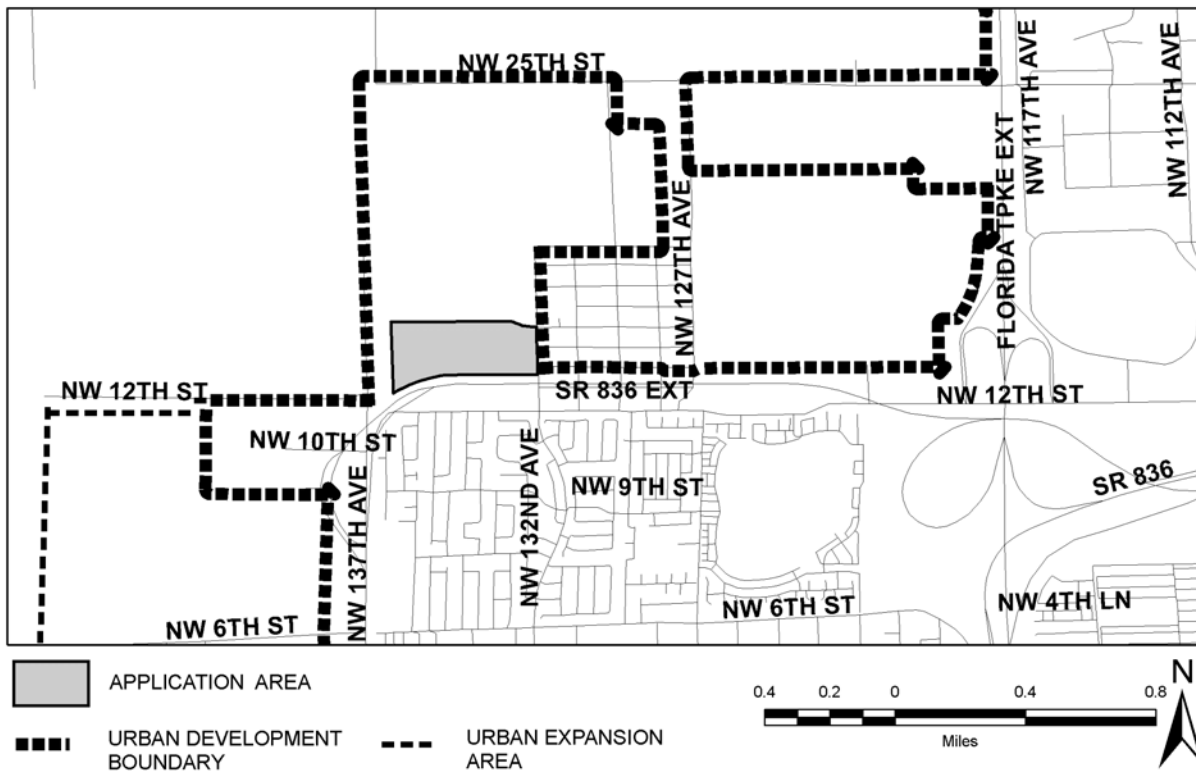
From: Restricted Industrial and Office

To: Business and Office

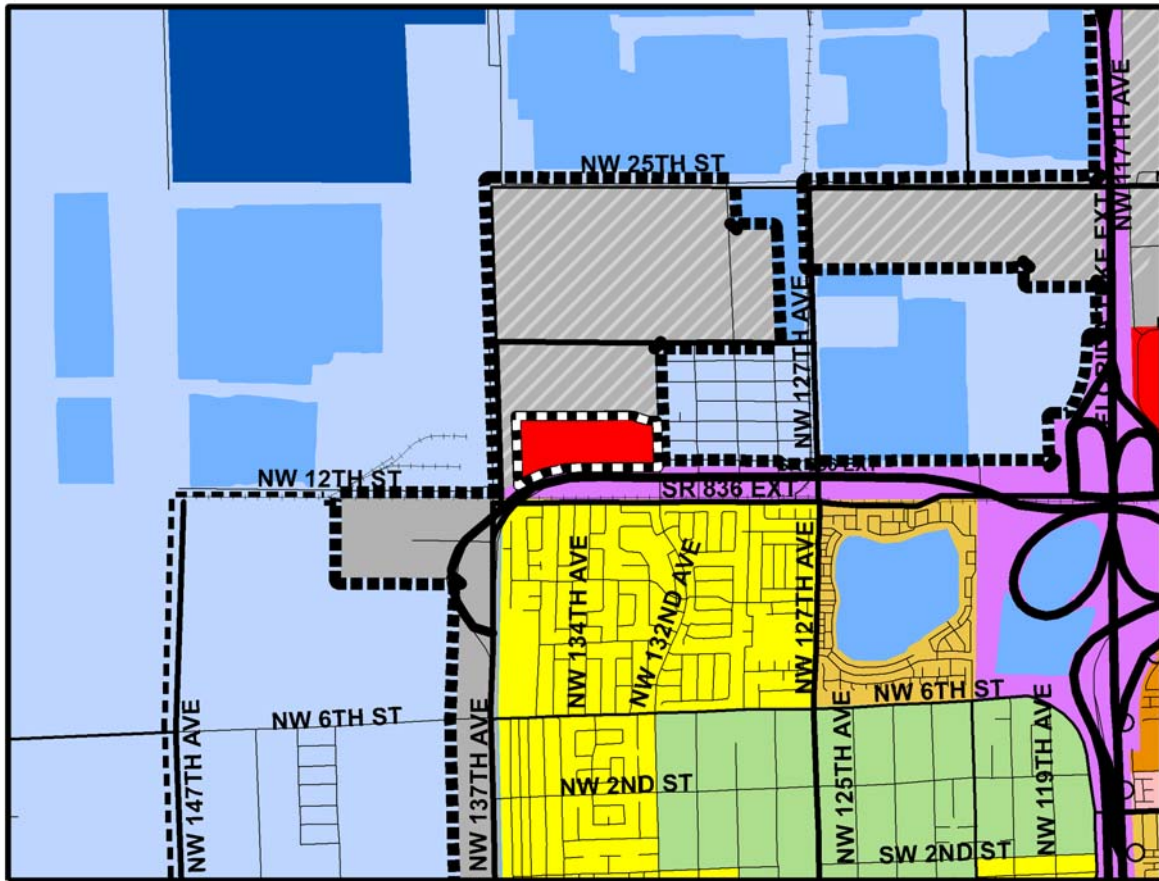
Location: Generally located at the northeast corner of NW 137 Avenue and SR 836 extension, within the Beacon Lakes DRI.

Acreage: ± 45.59 Net Acres (*Originally was ± 48 acres but was revised to 45.59 net acres by survey dated February 20, 2008.*)

Adopted: July 17, 2008, Ordinance No. 08-93 as follows:
Adopt with Change and Acceptance of the Proffered Declaration of Restrictions. The Declaration of Restrictions prohibits residential use, but allows hotel and motel use.



**ADOPTED 2015 – 2025 CDMP LAND USE PLAN:
BEACON LAKES DRI CDMP AMENDMENT SITE**



LEGEND

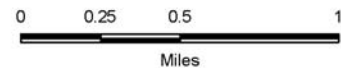


APPLICATION AREA

CDMP LAND USE

- RESIDENTIAL COMMUNITIES**
- ESTATE DENSITY RESIDENTIAL (EDR) 1 TO 2.5 DU/AC
 - LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC
 - LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 6 TO 13 DU/AC
 - MEDIUM DENSITY RESIDENTIAL (MDR) 13 TO 25 DU/AC
 - INDUSTRIAL AND OFFICE
 - RESTRICTED INDUSTRIAL AND OFFICE
 - BUSINESS AND OFFICE
 - OFFICE/RESIDENTIAL
 - INSTITUTIONAL AND PUBLIC FACILITY
 - OPEN LAND
 - WATER

- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- EXPRESSWAYS
- MAJOR ROADWAY
- MINOR ROADWAY
- RAIL
- 2015 URBAN DEVELOPMENT BOUNDARY
- 2025 EXPANSION AREA BOUNDARY



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, SEPTEMBER 2007



REPLACEMENT PAGES

REPLACEMENT PAGES

Beacon Lakes DRI CDMP Amendment

Adopted Amendments in the Comprehensive Development Master Plan

**Replace Pages in the October 2006 Edition of the
CDMP As amended through July 17, 2008**

<u>Remove Pages</u>	<u>Replace with New Pages</u>
Inside Cover	Inside Cover
Table of Contents v-vi	v-vi
Land Use Element I-74.7 – I-74.8	I-74.7 – I-74.8

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**ADOPTED COMPONENTS
COMPREHENSIVE DEVELOPMENT
MASTER PLAN**

**For
Miami-Dade County, Florida**

**October 2006 Edition
As amended through July 17, 2008**

This volume incorporates all amendments made to the CDMP through the:

2006 Remedial Amendment
October 2005-06 Amendment Cycle
April 2006-07 Amendment Cycle
April 2007-08 Amendment Cycle
Special Amendment Cycle
Miami Metrozoo DRI CDMP Amendment
Beacon Lakes DRI CDMP Amendment

Miami-Dade County
Department of Planning and Zoning
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Carlos Alvarez
Mayor

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Executive Secretary

Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. “It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act.”

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April 2007-2008*	No. 8	Southside of SW 88 Street west of SW 167 Avenue 54-31-39	Declarations of Restrictions Ord. 08-45	Two separate covenants proffered by the applicant include: limiting development to non-residential uses and to construct and dedicate to Miami-Dade County, a 70-foot wide right-of-way containing 4, travel lanes - identified as SW 172 Avenue (the roadway improvement) - prior to the issuance of any Certificate of Occupancy. The roadway improvement will extend SW 172 Avenue from the southern boundary of the Property to the northern boundary of the Property and be at the Owner's cost and expense. In addition, the applicant proffers to seek a signal warrant for the intersection of SW 172 Avenue and Kendall Drive and, if warranted, fund the signalization of the intersection.
April 2007-2008	No. 11	34250 SW 192 Avenue 57-38-23	Declaration of Restrictions Ord. 07-170	A minimum of 20% workforce housing under certain conditions with 25% set aside of workforce housing units for sale or rent to persons with 65% to 105% of median family income. A maximum density of 50 dwelling units; incorporate water conservation measures; owner will not seek a certificate of use and occupancy for more than 17 dwelling units until the owner, at own expense, connects to a water treatment plant with sufficient treatment capacity; owner will not seek a certificate of use or occupancy for more than 30 dwelling units until the construction of SW 344 Street as a 4-lane divided arterial roadway from SW 182 and SW 192 Avenues is completed.
Beacon Lakes DRI/CDMP Amendment (2008 Out of Cycle)	None	Generally located at the northeast corner of NW 137 Avenue and SR 836 Extension, within the Beacon Lakes DRI	Declaration of Restrictions	Prohibits residential use within the amendment site, but does not prohibit hotel or motel use.

I-74.7

*April 2007 CDMP Amendment Cycle
Ordinance Nos. 08-43, 08-47, Adopted April 24, 2008 (Amendment not yet in effect.)

April 2007 CDMP Amendment Cycle
Ordinance Nos. 07-170, ,08-43, Adopted November 27, 2007

Beacon Lakes DRI CDMP Amendment
Ordinance No. 08-93, Adopted July 17, 200

Wellfield Areas. Miami-Dade County's sole source of drinking water is the Biscayne Aquifer which is discussed in the Conservation, Aquifer Recharge and Drainage Element of the Plan. Many characteristics of the Aquifer make it highly vulnerable to contamination from activities on the land surface. Land uses and activities near and upgradient from wellfields directly impact the quality of water ultimately withdrawn from the wells.

Numerous public water supply wellfields exist throughout Miami-Dade County, and new ones will be constructed in the future. Only the largest existing wellfields are depicted on the Land Use Plan map. However, the County restricts land use within portions of cones of influence of all public water supply wellfields to minimize the threat of water pollution. Moreover, newly constructed and future regional wellfields warrant greater and more extensive protection for two reasons. First, the opportunity still exists to maintain pristine water quality around the new and future wellfields because the land within the full extent of their cones of influence is largely undeveloped. Secondly, if these become contaminated there are no alternative sites for the construction of comparable high-capacity wellfields.

In order that the new and future regional water supply wellfields constructed in predominantly undeveloped areas will remain free from contamination, land use and development within and upgradient from the full extent of their cones of influence must be carefully controlled to limit land uses to those which will pose no threat to water quality. County regulations governing land use and development within the full extent of the cones of influence are necessary to provide desirable levels of protection to new and future wellfields. Future wellfields and their protection areas are identified on Figure 10 in the following section of this Element. The protection area boundaries identified in this Plan will be periodically reviewed and revised, when appropriate, to maintain consistency with the wellfield protection area boundaries established pursuant to Chapter 24 of the Miami-Dade County Code. The County's wellfield protection regulations and protection area boundary maps must be consulted when applying or interpreting the Land Use Plan map as it relates to wellfield protection areas